



- Extended Semi-Detached Home
- Cul-De-Sac Position
- Driveway & Garage
- Enclosed Rear Garden

- Two Generous Bedrooms
- Dining Room & Sitting Room
- Separate Utility Area
- City Centre Location

St. Matthews Close, Lincoln, LN6 7BX
£190,000





Starkey&Brown are delighted to offer for sale this extended two-bedroom semi-detached home on St Matthews Close, just off Boultham Park Road in Lincoln. Being sold with no onward chain, the property offers a practical layout with the added benefit of an extended second reception room, making it an ideal purchase for first-time buyers, professionals or anyone looking to enjoy the convenience of city living. The property is entered via a lobby area leading into the first reception room, positioned to the front of the home. Leading into the kitchen diner which provides a useful space for everyday cooking and dining, with both a small pantry and a handy well-proportioned utility area just off the kitchen adding extra practicality. The property has also been extended to create a bright and airy separate sitting room, offering additional flexibility for relaxing and entertaining guests. The two reception rooms give the house flexibility, enabling a sitting room alongside a more defined dining area, a dedicated work-from-home space or an additional area to entertain guests. To the first floor are two generous bedrooms, together with a family bathroom fitted with a three-piece suite. Externally, there is a gravel driveway to the front providing off-road parking, and a single garage. The property also benefits from a low-maintenance garden. One of the main attractions is the location. Situated on a quiet cul-de-sac, St Matthews Close is ideally placed for enjoying Lincoln city centre on foot, with a wide range of shops, supermarkets, cafes, restaurants, bars and leisure facilities all within easy reach. The historic Bailgate and Cathedral Quarter, Lincoln Castle and the popular uphill area are also accessible, while Lincoln railway station and the High Street provide further convenient links for commuting and travelling beyond the city. Local amenities, green spaces and everyday services are also nearby. Council tax band: A. Freehold.



uPVC composite door leading to:

Lobby

Further internal door to:

Lounge

13' 10" x 11' 4" (4.21m x 3.45m)

Having a uPVC double-glazed window to the front aspect, laminate flooring, a radiator, a staircase to the first floor, and a coved ceiling. Archway access to:

Kitchen Diner

13' 10" x 9' 0" (4.21m x 2.74m)

Having a range of matching wall and base units with countertops, a freestanding electric oven with a 4-ring gas hob and an overhead extractor fan, tiled splashbacks, a stainless steel sink with mixer taps, tiled flooring, space and plumbing for a dishwasher, a uPVC double-glazed window to the rear aspect, a radiator, and an understairs pantry. Access to:

Utility

7' 7" x 5' 6" (2.31m x 1.68m)

Fitted work surfaces, plumbing for a washing machine, space for appliances, and fitted shelving.

Sitting Room

15' 1" x 10' 4" (4.59m x 3.15m)

French doors leading to the rear garden, a uPVC double-glazed window to the front and side aspects, two radiators and engineered oak flooring.

First Floor Landing

Access to bedrooms and hatch to fully boarded loft.

Bedroom 1

10' 8" x 9' 10" (3.25m x 2.99m)

Two uPVC double-glazed windows to the front aspect, carpeted, a large built-in overstairs wardrobe, and a radiator.

Bedroom 2

10' 8" x 7' 10" (3.25m x 2.39m)

Having a uPVC double-glazed window to the rear aspect, a radiator, and laminate flooring.

Bathroom

Three-piece suite comprising a low-level WC, wash hand basin, panelled bath with an overhead electric shower, partially tiled walls and a frosted double-glazed window to the rear aspect.

Outside Front

Garden area with shrubs and a gravelled driveway. Access to the garage.

Garage

Having an up-and-over door, boiler (serviced), power sockets, lighting, and a pitched roof for additional storage.

Outside Rear

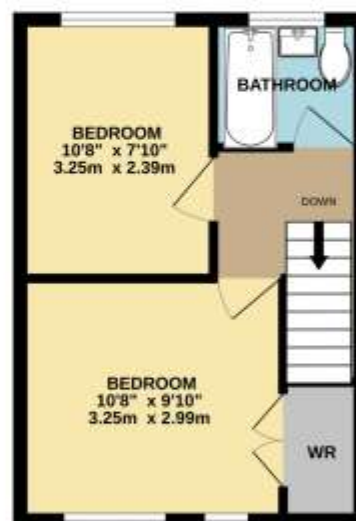
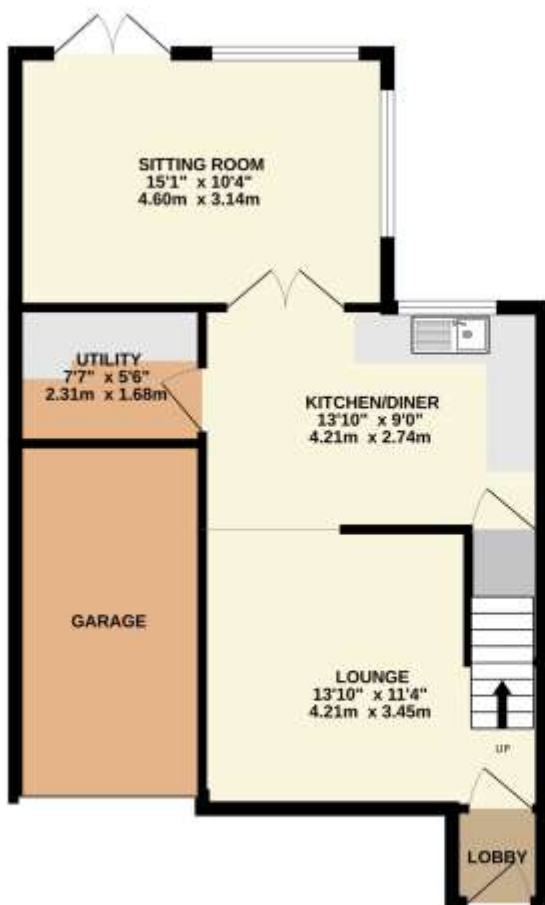
Fully fenced surround, wildflower lawn, and patio seating area.





GROUND FLOOR
800 sq ft. (74.2 sq.m.) approx.

1ST FLOOR
261 sq ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA: 801 sq.ft. (74.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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